

BOARD BILL #463 INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG

1 An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to
2 execute, upon receipt of and in consideration of the sum of Seven Thousand Six Hundred Dollars
3 (\$7,600.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and
4 forever quit-claim unto 1552 South 7th LLC, certain City-owned property located in City Block 369,
5 which property is known as 1551 S. Broadway, and containing an emergency clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** The Mayor and Comptroller are hereby authorized and directed to execute, upon
8 receipt of and in consideration of the sum of Seven Thousand Six Hundred Dollars (\$7,600.00) and
9 other good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit A, to remise,
10 release and forever quit-claim unto 1552 South 7th LLC, certain City-owned property located in City
11 Block 369, which property is known as 1551 S. Broadway, and which is more fully described in said
12 Exhibit A.

13 **SECTION TWO.** Emergency Clause. This ordinance, being necessary for the immediate
14 preservation of public peace, health, safety, and general welfare, shall be and is hereby declared to
15 be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of
16 the City of St. Louis and, as such, this ordinance shall take effect immediately upon its passage and
17 approval by the Mayor.

Date: January 25, 2008

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Board Bill # 463 Sponsor: Alderwoman Phyllis Young

Exhibit A

QUIT CLAIM DEED

THIS DEED, made and entered into this ____ day of _____ 2008, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, Saint Louis, Missouri 63103, (Grantor), and 1552 South 7th LLC, a Missouri limited liability company, whose address is 1552 S. 7th Street, St. Louis, Missouri 63104, (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

See Exhibit A attached hereto and incorporated into this deed.

Subject to restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor and Grantee have executed these presents the day and year first above written.

THE CITY OF SAINT LOUIS
(Grantor)

1552 SOUTH 7th LLC
(Grantee)

BY: _____
Francis G. Slay
Mayor

By: _____
Dennis M. LaRose
Manager

BY: _____
Darlene Green
Comptroller

Approved as to form:

Stephen J. Kovac
Deputy City Counselor

Attest:

Parrie L. May
City Register

State of Missouri)
) ss.
City of St. Louis)

On this _____ day of _____ 2008, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and the Comptroller of the City of Saint Louis, respectively, and that they are authorized to execute this Quit-Claim Deed on behalf of the City of Saint Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of Saint Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

State of Missouri)
) ss.
City of St. Louis)

On this _____ day of _____ 2008, before me appeared Dennis M.. LaRose, to me personally known, who being by me duly sworn did say that he is Manager of 1552 South 7th LLC, a Missouri limited liability company, and that he is authorized to execute this Quit-Claim Deed on behalf of said limited liability company under the authority of its board of directors, and acknowledged that he executed said instrument as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

Exhibit A

Property Description:

A tract of land being all of Lot 11 and the Northern 8.00 feet of Lot 13 of KOSCIUSKO SUBDIVISION as recorded in Surveyor's Record Book 13 Page 54 of the City of St. Louis, Missouri Records, said tract of land being more particularly described as follows;

Commencing from the Northeastern corner of KOSCIUSKO SUBDIVISION and the intersection of the Southern line of Marion Street, 60.00 feet wide with the Western line of Broadway , irregular width; thence along the Western line thereof, South 38 degrees 55 minutes 19 seconds West 301.14 feet to the Northeastern corner of said lot 11 and the Point of Beginning of the tract of land herein described; thence continuing along said Western line of Broadway, South 38 degrees 55 minutes 19 seconds West 68.00 feet to a point being South 38 degrees 55 minutes 19 seconds West 8.00 feet from the Northeastern corner of said lot 13 as measured along said Western line of Broadway; thence leaving said Western line of Broadway, parallel with the Northern line of said lot 13, North 51 degrees 02 minutes 36 seconds West 150.13 feet to the Western line of said lot 13; thence along the Western line of said lot 13 and along the Western line of said lot 11, North 38 degrees 56 minutes 20 seconds East 68.00 feet to the Northwestern corner of said lot 11; thence along the Northern line thereof, South 51 degrees 02 minutes 36 seconds East 150.11 feet to the Point of Beginning containing 10,207 square feet more or less.